

047.A

Map

0004

Block

0047.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 784,100 /

USE VALUE: 784,100 /

ASSESSed: 784,100 /

Total Card /

Total Parcel

784,100

784,100

784,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
47		SHERBORN ST, ARLINGTON	

OWNERSHIP

Unit #:

47

Owner 1: BRANDER JASON & RACHEL

Owner 2:

Owner 3:

Street 1: 47 SHERBORN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: MIASOFI LLC -

Owner 2: -

Street 1: 33 ALTON STREET

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 1753 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8430																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	784,100			784,100
Total Card	0.000	784,100			784,100
Total Parcel	0.000	784,100			784,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 447.29		/Parcel: 447.29	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	784,100	0	.		784,100		Year end	12/23/2021
2021	102	FV	761,100	0	.		761,100		Year End Roll	12/10/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MIASOFI LLC,	73546-472	2	10/29/2019		799,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2020	Measured	DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

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Census:				Exmpt		
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D				Topo	1	Level
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